

NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



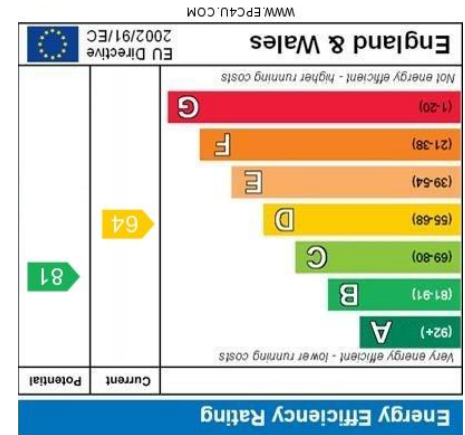
LEGAL READY

"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork provided to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

If you require the full EPC certificate direct to your email address please contact the sales branch market this property and they will email the EPC certificate to you in a PDF format.

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulator state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991



- A WELL PRESENTED TRADITIONAL SEMI
- ATTRACTIVE THROUGH LOUNGE/DINER
- CONSERVATORY
- STUDY/HOME OFFICE
- EXTENDED KITCHEN

Walmley Ash Road, Walmley, Sutton Coldfield, B76 1JB

Offers in excess of £345,000



Property Description

Popular residential location, immaculately presented, traditional three bedroom semi detached family home occupying position close to the local school, shops and public transport with easy transport links providing access into Sutton and Birmingham.

The accommodation is neatly presented throughout and briefly comprises of entrance porch, reception hallway, lounge/diner, conservatory, breakfast kitchen, utility room, study, three double bedrooms and a family bathroom. Outside to the front is an open aspect over looking fields, with a block paved driveway for off road parking and large garden laid to lawn, the rear has a pleasant enclosed garden and early internal viewing of this property is highly recommended.

Entrance via double glazed sliding door into porch and door into hallway.

HALLWAY Laminate flooring, radiator, stairs leading to landing, doors off hallway into study, lounge/diner and kitchen.

STUDY 11' 4" x 6' 10" (3.45m x 2.08m) Double glazed to the front, radiator.

LOUNGE/DINER 32' 1" x 10' 5" (9.78m x 3.18m) With double glazed bay to the front, two radiators, laminate flooring, gas fire with tiled surround, double glazed doors to the rear and two double glazed windows to the rear.

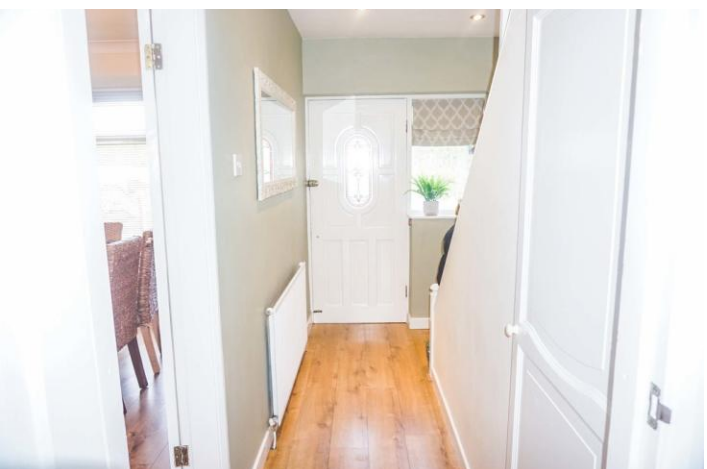
CONSERVATORY 11' 5" x 11' 6" (3.48m x 3.51m) Double glazed surround, with double glazed patio doors leading to the garden, with tiled flooring.

BREAKFAST KITCHEN 18' 6" x 7' 10" (5.64m x 2.39m) Double glazed window to the rear, radiator, double oven and grill, wall and base units, gas hob, integrated fridge, one and a half bowl stainless steel sink, door off kitchen into the utility room.

UTILITY ROOM 16' 3" x 7' 5" (4.95m x 2.26m) Wooden stable door leading to the garden, stainless steel sink with base units, door from utility leading to downstairs toilet.

DOWNSTAIRS TOILET 7' 2" x 2' 9" (2.18m x 0.84m) With wash hand basin, radiator, low level toilet.

FRIST FLOOR LANDING Having double glazed window to the side and doors leading to bedrooms and bathroom.



BEDROOM ONE 13' 9" x 11' 6" (4.19m x 3.51m) Two double glazed windows to the front and radiator.

BEDROOM TWO 13' 2" x 10' 4" (4.01m x 3.15m) Double glazed window to the rear, radiator.

FAMILY BATHROOM 9' 6" x 7' 4" (2.9m x 2.24m) Double glazed obscure window to the rear, storage cupboard housing combi boiler, panelled bath with shower over, vanity sink unit, low level toilet, radiator.

BEDROOM THREE 12' 11" x 7' 3" (3.94m x 2.21m) Dual aspect bedroom, radiator and double glazed windows to front and rear.

OUTSIDE To the front the property has a block paved driveway providing off road parking with the rest laid mainly to lawn, steps leading to the front and side passage to the rear.

The rear garden has patio area and the rest laid mainly to lawn with mature bushes and hedging surround.

Council Tax Band D - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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